018.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,200 / 787,200
					USE VALUE:	787,200 / 787,200
					ASSESSED:	787,200 / 787,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ULRICH PAUL/NANCY
Owner 2:	
Owner 3:	
Street 1:	27 ELIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BATEMAN ANNA G -
Owner 2:	-
Street 1:	27 ELIOT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 1479 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	292,500		494,700	787,200
Total Card	0.124	292,500		494,700	787,200
Total Parcel	0.124	292,500		494,700	787,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.25 | /Parcel: 532.2

Legal Description

User Acct 12541

GIS Ref

GIS Ref

Insp Date 12/16/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	292,500	0	5,400.	494,700	787,200	787,200	Year End Roll	12/18/2019
2019	101	FV	223,400	0	5,400.	640,200	863,600	863,600	Year End Roll	1/3/2019
2018	101	FV	224,800	0	5,400.	407,400	632,200	632,200	Year End Roll	12/20/2017
2017	101	FV	224,800	0	5,400.	372,500	597,300	597,300	Year End Roll	1/3/2017
2016	101	FV	224,800	0	5,400.	302,600	527,400	527,400	Year End	1/4/2016
2015	101	FV	215,900	0	5,400.	302,600	518,500	518,500	Year End Roll	12/11/2014
2014	101	FV	215,900	0	5,400.	275,900	491,800	491,800	Year End Roll	12/16/2013
2013	101	FV	215,900	0	5,400.	262,500	478,400	478,400		12/13/2012

!1502!

PRINT

Date	Time
12/10/20	17:05:11

LAST REV

Date	Time
03/29/19	09:14:41

mmcmakin

1502

USER DEFINED

Prior Id # 1:	12541
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BATEMAN ANNA G	1348-92		12/27/2007		501,500	No	No		
	767-38		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/14/2011	1613	Redo Bat	1,150	C				half bath partial
9/2/2009	804	Manual	1,975					
9/11/2008	1020	Re-Roof	18,000	C				replace vinyl sidi

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Inspected	HS	Hanne S
11/8/2017	MEAS&NOTICE	BS	Barbara S
5/4/2012	Info Fm Prmt	MM	Mary M
4/10/2009	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
10/12/1999	Mailer Sent		
10/12/1999	Measured	243	PATRIOT
8/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	85.	1.08	2									494,701						494,700	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 494,701 | Spl Credit | Total: 494,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	184.054
Other Features:	78020
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397445
Depreciation:	104926
Depreciated Total:	292520

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

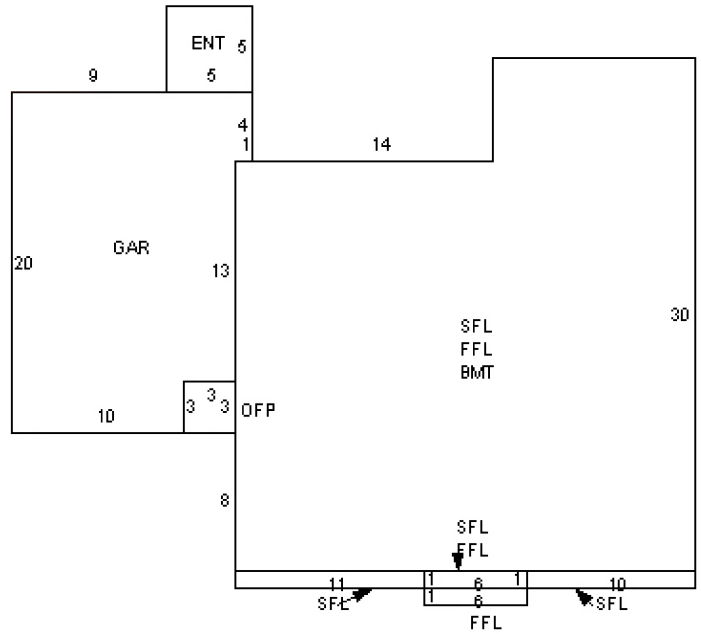
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.05
Special Features:	0	Val/Su Net:	117.56
Final Total:	292500	Val/Su SzAd	197.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	747	184.050	137,488
FFL	First Floor	732	184.050	134,728
BMT	Basement	720	55.220	39,756
GAR	Garage	255	25.050	6,388
ENT	ENTRY	25	26.660	667
OFP	Open Porch	9	44.440	400

Net Sketched Area:	2,488			Total:	319,427
Size Ad	1479	Gross Are	2488	FinArea	1479

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	